

Lafayette Consolidated Government
Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

ZON2022-0047

City Council District: 2 – Andy Naquin

Parish Council District: 4 – John Guilbeau

Applicant: YOLO Investments, LLC

Request: This is a request to rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), in order to expand development opportunities, with the ability to have residential and/or commercial uses, and to conform with the zoning districts around the subject property.

Location: 224 North College Road

Summary of Proposal:

The purpose of this rezoning from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) is to allow for the subject property to conform with and match the adjacent MN-1 zoning districts already fronting North College Road. A zoning district of MN-1 also allows light commercial opportunities, along with residential.

Recommendation:

Staff recommends rezoning from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood) in order for the applicant to conform with next adjacent zoning districts and to have more opportunities for development.

Reasons for Recommendation:

The subject property is currently a residential lot of 17,725 square feet. MN-1 (Mixed-Use Neighborhood) could offer the opportunity for develop this lot commercially or residentially. Rezoning to MN-1 will be a more appropriate choice for a property that is fronting a principal arterial (North College Road), and also is only a short distance away from the intersection with another principal arterial (Johnston Street). A principal arterial is not a good location for a single-family dwelling.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received no phone calls.

Zoning Commission Meeting

December 19, 2022

ZON2022-0047

To: City-Parish Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 2 – Andy Naquin

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: YOLO Investments, LLC

Request: This is a request to rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) to conform to existing adjacent zoning districts and to allow for commercial and/or residential development.

Location: 224 North College Road

Description: The subject property is located generally north of Meaux Boulevard, east of North College Road, and south of West Clement Street. The property is a total of 0.406 acres.

Why is Zoning Commission action required?

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City-Parish Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial and industrial land uses. Each zoning district has a set of permitted and/or conditional uses.



Subject Property Map

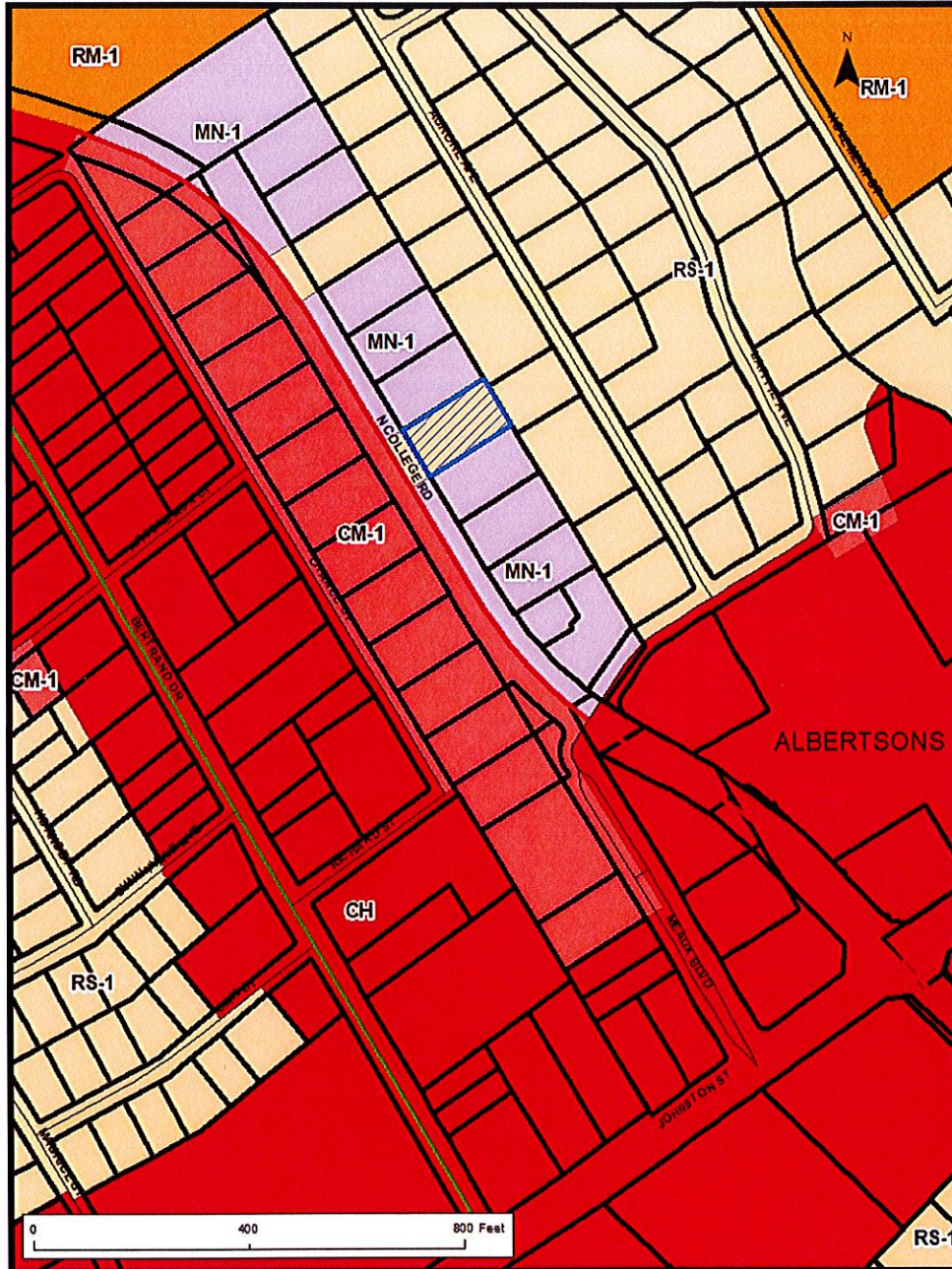


Vicinity Map

II. ANALYSIS

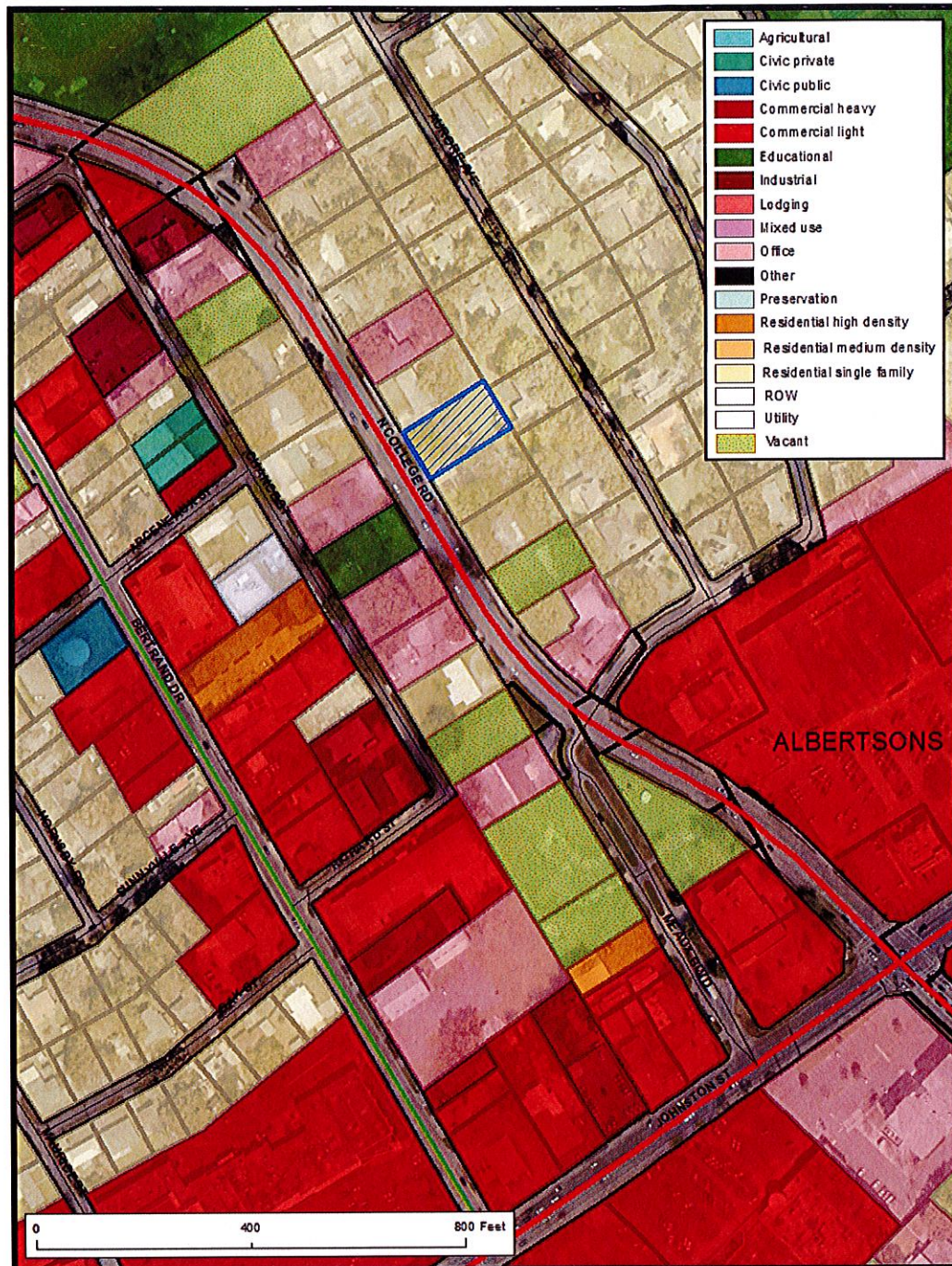
A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

The subject property is one of two remaining RS-1 (Residential Single-Family) zoned lots along North College Road before it intersects with Johnston Street. There are residential properties (RS-1 and RM-1) behind the lots fronting North College Road, and beyond Bertrand Drive to the west, after the CH (Commercial-Heavy) zoned lots fronting Bertrand Drive. Across North College Road from the subject property is a band of CM-1 (Commercial Mixed) zoning districts. CH (Commercial-Heavy) zoning districts follow Johnston Street to the south.



Land Use Map

The land uses along North College Road in this stretch were originally residential use, but are changing to office, light commercial and one educational use. North College Road is not a good location for residential uses; it has become a major roadway. There are a mixture of commercial and office uses following Johnston Street and Bertrand Drive, although the uses along Bertrand Drive are more heavy commercial and industrial, with random residential areas.



Street Classification and Sidewalk Inventory Map

The subject property fronts a principal arterial, North College Road, which intersects with another principal arterial, Johnston Street, not far from the subject property. Nearby Bertrand Drive is a minor arterial, and the remaining roads in this area of the subject property are local roads. There are sidewalks along North College Road, and in some of the neighborhoods, but sidewalks are missing in places along Johnston Street and Bertrand Drive.

B. Recent cases and relevant trends

One case last month is very similar to the current case: **ZON2022-0042 106 Mayard Drive Rezoning**. Both cases involve residential properties that were originally fronting roads that were not as busy or as important to traffic as they are now. It is not desirable to have residential properties along busy roadways. Times change, and what was once a quiet neighborhood is now better suited for office space, light commercial, and mixed commercial.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of the proposed rezoning is to allow the applicant to use the property for more than just residential uses, and to conform with the existing zoning districts around it. It fronts North College Road, and is a good location for a light commercial use, such as office space. The property is near commercial properties, but is adjacent to residential properties at this time. It will be necessary to have buffers where the subject property is adjacent to a residential area (RS-1 – Residential Single-Family). This would be a 10' "B" landscaping buffer, as required by the LDC, but with no fence.)

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

N/A.

There was a mistake in the original zoning map or text.

N/A.

The proposed rezoning is compatible with current development trends, if any, in the general area of the property in question.

This stretch of North College Road was once mainly residential properties, but as North College Road has become a principal arterial, things have begun to change. There are a number of office spaces, light commercial, a small school, and a few remaining residential properties fronting North College Road now. A principal arterial is not the best location for a single-family residential dwelling, due to noise, traffic, vibration, and less privacy.

The proposed amendment promotes the public health, safety, morals and general welfare.

N/A.

The proposed amendment is compatible with surrounding land uses.

This proposed amendment would allow a residential building to become a potential commercial use or possibly a different type of residential use. This would be in line with a number of adjacent or nearby properties along North College Road that have become office space, or light commercial space. There is an educational use, law firms, financial offices, a dentist and a locksmith. The subject property with a zoning district of MN-1 (Mixed-Use Neighborhood) would be compatible with these uses.



Community Development and Planning
Planning Division

Application for Rezoning Property or Conditional Use Permit (Updated Dec 2021)
Please Check One

- ☒ **Rezoning Property – Reference Lafayette Development Code Chapter 89-53**
This process may be used to change the zoning of land in the City of Lafayette.
- ☐ **Conditional Use Permit – Reference Lafayette Development Code Chapter 89-54**
This process may be used to approve certain land uses in certain zoning districts.
- ☐ **Rezoning of Property with Conditional Use Permit**
Rezoning property and a conditional use permit may be combined into one application, where applicable.

BEFORE MAKING AN APPLICATION:

HAVE AN INITIAL CONVERSATION WITH ZONING STAFF – To get in touch, contact Carol Robbins at 337-291-7341 or email Carol Robbins at crobbs@LafayetteLA.gov and CC Cathie Gilbert, the Planning Manager, at cgilbert@LafayetteLA.gov. Before initiating a request for rezoning or a conditional use permit, it is important that the applicant speaks or corresponds with them regarding requirements and procedures.

READ THIS PACKET – This packet contains information and the forms necessary to apply to rezone property and/or request a conditional use permit:

- Application Requirements
- Application
- Addendum Application for A Conditional Use Permit for a Bar/ Lounge in the "D" Downtown Zoning District
- Zoning Commission Meeting Dates and Deadlines for Application

You will need to call and schedule a time to bring the check and the completed application to the Planning Division, located on the 2nd floor of City Hall, 705 University Ave. We advise turning in applications well before the deadline, not on the day of the deadline.

Your application will be checked over by staff. Incomplete applications submitted close to the day of the deadline run the risk of being pushed to the next month's zoning commission meeting.

READ PREPARATION OF A REQUEST – Complete application requirements may be found in Article 10, 89-301 (c) of the Lafayette Development Code at the following link:
www.lafayettela.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code

APPLICATION REQUIREMENTS (Updated Feb 2022)

1) The Application Must Be Typed Or Printed Clearly And Completed In Full.

2) Area Map (Plat):

- a) One (1) 24x36 paper copy AND one (1) PDF file, drawn to a scale appropriate to the subject property (usually a minimum of 1" = 50') with graphic scale, north arrow, and vicinity map. Email the PDF version to crobbins@LafayetteLA.gov and cwest@LafayetteLA.gov. The plat shall include:
 - i) The subject property with clear text stating the existing zoning and what the subject property is to be rezoned to (eg. RS-1 to RM-2), all lots with dimensions and area, street names, and other pertinent features – such as coulees, ditches, easements, buildings, etc.;
 - ii) Dimensions and zoning of each adjacent lot or tract and property owners of record (with mailing addresses);
 - iii) Owners (with mailing addresses) of properties immediately adjacent to those properties – one removed from subject property.
In determining adjacent and second adjacent properties, property directly across a public or private road shall be treated as adjacent property. Property ownership and mailing addresses shall be as per the most recent records of the Lafayette Parish Tax Assessor.
- b) Property Owner Information – Names and addresses for owners of all adjacent and second adjacent properties. Email an editable document (Word/Google Docs) of the address labels formatted for Avery 5160 mailing to crobbins@LafayetteLA.gov and cwest@LafayetteLA.gov ; **PLEASE DO NOT PRINT THE LABELS, EMAIL THEM.**

3) Notification:

Mail:

The Planning staff will mail a notice of the request at least 10 days before the public hearing. Notice is provided to all of the immediate adjacent property owners of record and the owners of the property immediately adjacent to that property per the latest tax assessor's tax rolls. Property directly across the public road from the reclassification site is treated as adjacent property.

Sign:

The LCG will install a sign at least 14 days before the scheduled Zoning Commission meeting.

4) SITE PLAN, if Conditional Rezoning or Conditional Use Permit is requested:

One (1) paper copy and one (1) PDF file, drawn to a scale appropriate to the subject property (usually a minimum of 1" = 50') with graphic scale and north arrow, adjacent and abutting streets and rights-of-way, and proposed development of the site, including dimensions. Please email the PDF version of the site plan to crobbins@LafayetteLA.gov and cwest@LafayetteLA.gov.

5) LEGAL DESCRIPTION of the subject property.

6) APPLICATION FEE– A non-refundable fee of \$500 paid by check made out to Lafayette Consolidated Government *Please call and schedule a time to bring completed application and check to the Planning Division. Call 337-291-7358 for scheduling and to receive the location to drop off materials.

**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNMENT
APPLICATION FOR PROPERTY REZONING AND/OR CONDITIONAL USE PERMIT**

1. Owner's Name: Yolo Investments, LLC
Mailing Address: P.O. Box 60520 City: Lafayette State: LA Zip: 70596
Phone Number/Cell: 337-517-5222
Email: jbemaitrealestate@gmail.com

2. Applicant or Owner's Authorized Representative (For example: Agent/Engineer/Surveyor)
Name: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone Number/Cell: _____
Email: _____

If the person paying the \$500 fee is different from the above information please put their
Email here: _____

3. Location and/or street address of property: 224 N College Road

4. Legal Description of property: Lot 30 of Meaux Subdivision

5. Area of Property and/or Area and Number of Building(s): 0.406 acres
1 house & 1 storage

For the next step fill out only A for a Rezoning application, fill out only B for a Conditional Use Permit application, or both for a Rezoning AND Conditional Use Permit application.

6. **A. For Rezoning:** Current Zoning: RS-1 Requested Zoning: MN-1

B. For Conditional Use Permit: Present Zoning: _____

Proposed Land Use: _____

7. Describe reason for application and explain how the proposed land use is compatible with the character of the neighborhood and the Comprehensive Plan. (be as specific and detailed as possible)

I want the home zoned to match
all the adjoining property.

CERTIFICATION

Owner hereby certifies that he is the owner of the subject property, and owner, and owner's representative if applicable, declares that the statements made on this application are true and correct to the best of his knowledge and that the development shall comply with all City-Parish Regulations and Ordinances. By filing an application for rezoning, the applicant agrees to allow employees of the Lafayette City-Parish Consolidated Government, or their agents, to enter the property described in this application for inspection and to install, maintain, and remove notification signs, as required in the Lafayette Development Code. When signed below by owner, any Agent herein below designated is hereby appointed by owner and agrees to represent the owner(s) at the Zoning Commission's hearing of this application.

Owner's Signature _____

Print Name: _____

Date _____

Witness _____

Applicant/Authorized Agent's Signature _____

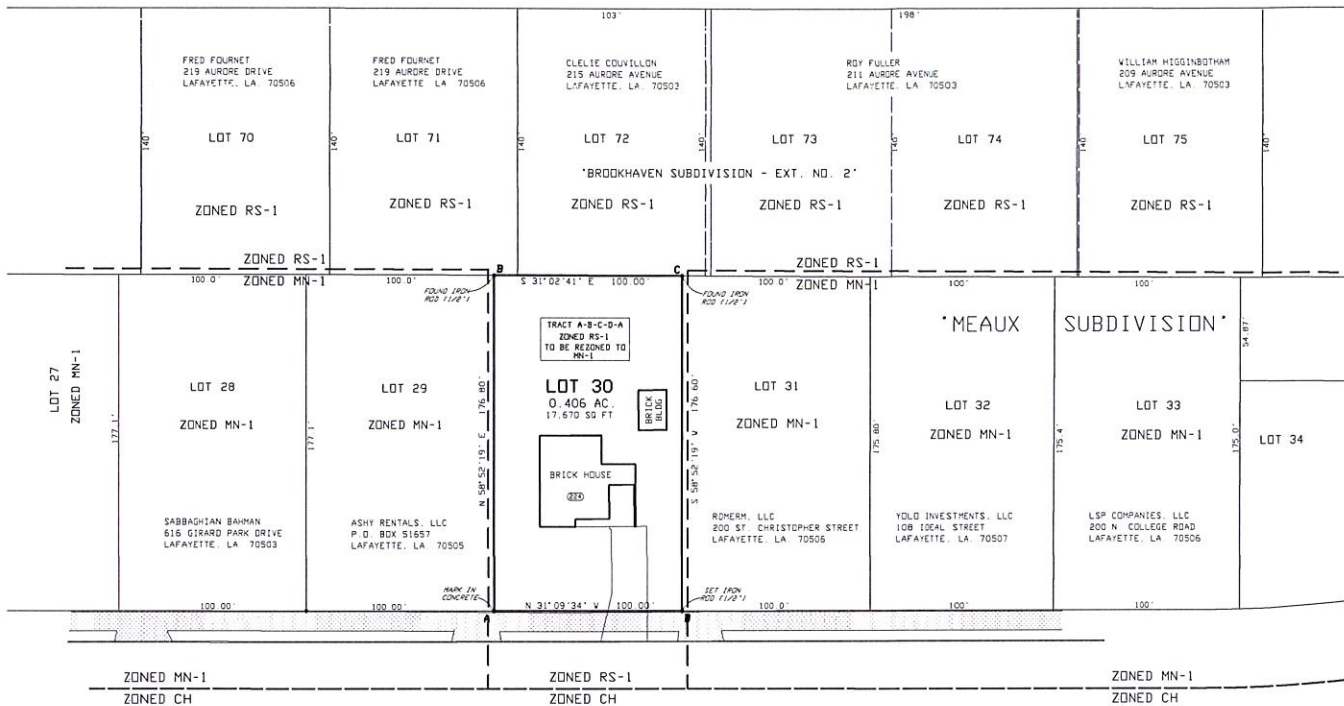
Print Name: _____

Date _____

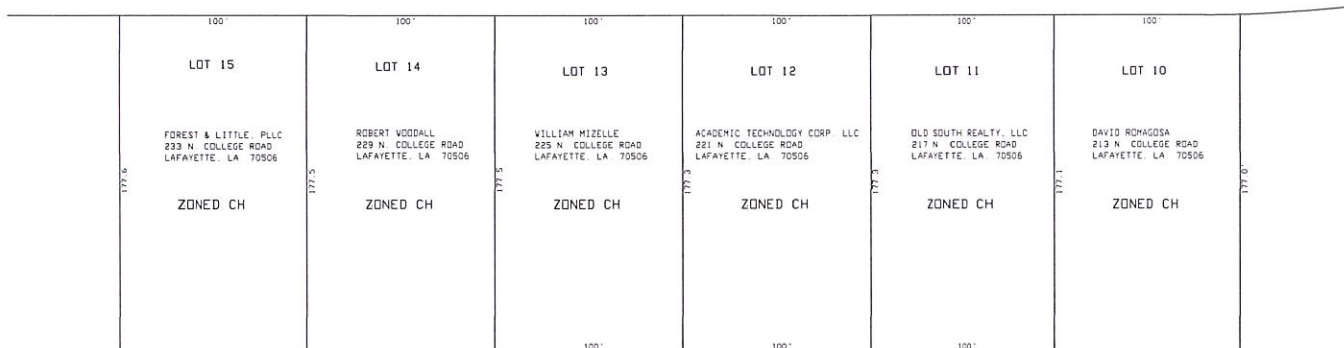
Witness _____

ZONED RS-1 LOT 57	ZONED RS-1 LOT 56 H. FOURNET FAMILY, LLC 154 TWIN OAKS BLVD LAFAYETTE, LA 70503	ZONED RS-1 LOT 55 H. FOURNET FAMILY, LLC 154 TWIN OAKS BLVD LAFAYETTE, LA 70503	ZONED RS-1 LOT 54 JEFFERSON MOSS, JR 212 AURORE AVENUE LAFAYETTE, LA 70506	ZONED RS-1 LOT 53 SCOTT JORDAN 210 AURORE AVENUE LAFAYETTE, LA 70506	ZONED RS-1 LOT 52
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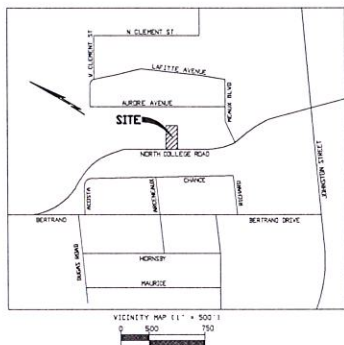
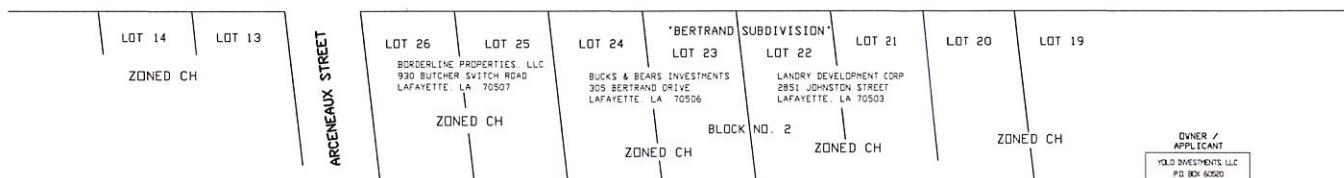
AUORE DRIVE (40'R/V) PUBLIC



NORTH COLLEGE ROAD (82'R/V) PUBLIC



CHANCE STREET (40'R/V) PUBLIC



CRISP P. SPIKES
R/S. NO. 4580
RICHARD C. SPIKES, INC.
154 BANKS AVE.
LAFAYETTE, LA 70506
(337) 237-0907

NOTES	
TRACT SIZE:	0.406 AC. (17,670) SQ. FT.
CURRENT ZONING:	RS-1
REQUESTED ZONING:	MN-1
LIMITS OF DEDICATION:	A-B-C-D-A
I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY, AS ADOPTED BY THE LA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS (LAC TITLE #4141 CH. 28)	
REFERENCE PLAT: PLAT BY C. K. LANGLIMIS, DE OF MEAUX SUBDIVISION, 6-24-50 (246982)	
I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION & CONTROL.	

RE-ZONING PLAT SHOWING THE PROPOSED REZONING OF LOT 30 OF MEAUX SUBDIVISION ADDRESS OF 224 N. COLLEGE RD (LAFAYETTE, LA 70506)	
SECTION 40, T 10 S - R 4 E LAFAYETTE PARISH, LOUISIANA CITY OF LAFAYETTE	
SCALE: 1" = 30' DATE: NOVEMBER 1, 2022	